



## 604 8 Street Airdrie Alberta

\$244,900

Welcome to the heart of Downtown Airdrie! Whether you are a first-time buyer, downsizing, or looking for a strong rental investment, this condo is an excellent choice. Location: Within walking distance to downtown Airdrie, schools, parks, playgrounds, quality restaurants, and a shopping plaza just steps away. Your designated parking stall (#2) is located directly beneath the unit window for maximum convenience. The Apartment: This spacious unit offers 908 sq. ft. of living space with 2 bedrooms, 2 full bathrooms, and a balcony with open views. In 2024, the condominium complex underwent upgrades with all windows replaced by new, energy-efficient vinyl units, adding both value and comfort. Inside, the open-concept layout provides excellent sightlines throughout the home. The kitchen offers abundant cabinetry, laminate countertops, a double sink with a large window, and quality appliances. The living room feels both bright and cozy, with plenty of natural light from the balcony doors. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized, with its own closet and access to another 4-piece bathroom. This well-maintained apartment combines comfort, convenience, and location -- a must-see opportunity in Downtown Airdrie. (id:6769)

Living room 13.25 Ft x 11.67 Ft

Kitchen 10.75 Ft x 9.83 Ft

Dining room 11.17 Ft x 10.50 Ft

Laundry room 6.75 Ft x 5.00 Ft

Other 9.08 Ft x 8.25 Ft

Foyer 6.17 Ft x 5.58 Ft

Primary Bedroom 13.33 Ft x 13.17 Ft

Bedroom 11.58 Ft x 10.83 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Listing Presented By:



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Maxwell Canyon Creek

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**RE/MAX Realty Professionals**

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